

Pickwick Reservoir Land Management Plan - Summary of Allocation Changes

Land use allocation changes on Pickwick Reservoir that have occurred since the 2002 Pickwick Reservoir Land Management Plan (RLMP) was completed are summarized below:

Parcel & Tract No.	2002 Pickwick RLMP		Allocation Change Description ²	Justification ³
	Allocation ¹	Acres		
Parcel 14 (XPR-14PT2)	Zone 4	70.18	<ul style="list-style-type: none"> 3.20 acres (new Parcel 14a) changed to Zone 7 Parcel 14 is now 66.98 acres and remains Zone 4 	Admin Error
Parcel 25 (XPR-25PT2)	Zone 6	87.35	<ul style="list-style-type: none"> 18.90 acres (new Parcel 25a) changed to Zone 7 Parcel 25 is now 68.45 acres and remains Zone 4 	Admin Error
Parcel 71 (XPR-71PT2)	Zone 4	10.81	<ul style="list-style-type: none"> 5.80 acres (new Parcel 71a) changed to Zone 7 Parcel 71 is now 5.01 acres and remains Zone 4 	Admin Error
Parcel 75 (XPR-75PT2)	Zone 7	4.7	<ul style="list-style-type: none"> 1.4 acres (new Parcel 75a) changed to Zone 6 Parcel 75 is now 3.3 acres and remains Zone 7 	Land Policy
Parcel 100 (XPR-100PT2)	Zone 6	32.9	<ul style="list-style-type: none"> 0.2 acres changed to Zone 1 (Non-TVA Shoreland) Parcel 100 is now 32.7 acres and remains Zone 6 	Admin Error
Parcel 104 (XPR-104PT2)	Zone 4	248.66	<ul style="list-style-type: none"> 12.90 acres (new Parcel 104a) changed to Zone 7 Parcel 104 is now 235.76 acres and remains Zone 4 	Admin Error
Parcel 130 (XPR-130PT2)	Zone 4	56.11	<ul style="list-style-type: none"> 4.00 acres (new Parcel 130a) changed to Zone 5 Parcel 130 is now 52.11 acres and remains Zone 5 	Admin Error and Land Policy
Parcel 140 (XPR-140PT2)	Zone 5	307.07	<ul style="list-style-type: none"> 257.13 acres changed to Zone 1 (Non-TVA Shoreland) Parcel 140 is now 49.94 acres and remains Zone 5 	Admin Error
Parcel 160 (XPR-160PT2)	Zone 7	84.90	<ul style="list-style-type: none"> 4.10 acre portion of Zone 1 and 1.00 acre portion changed to Zone 2 to create 5.10-acre parcel (new Parcel 160a) Parcel 160 is now 83.90 acres and remains Zone 7 	Admin Error
Parcel 160 (XPR-160PT2)	Zone 7	83.90 (adj.)	<ul style="list-style-type: none"> 3.48 acre portion of Parcel 160 and 0.23 acres of Zone 1 changed to Zone 6 (new Parcel 160b) Parcel 160 is now 80.42 acres and remains Zone 7. 	Admin Error
NA	Zone 1	NA	<ul style="list-style-type: none"> 1.52 acres changed from Zone 1 to Zone 5 (new Parcel 160c) Parcel 160c is 1.52 acres 	Admin Error
NA	Zone 1	NA	<ul style="list-style-type: none"> 2.24 acres changed from Zone 1 to Zone 7 (new Parcel 160d) Parcel 160d is 2.24 acres 	Admin Error

¹ See [definitions of the land planning zones](#)

² More information is available below - the fact sheets for the allocation changes described in the table above are considered a supplement to the 2002 Pickwick RLMP.

Land Use Allocation Changes

After approval of a [reservoir land management plan](#) by TVA, all future uses of TVA-managed lands on that reservoir must then be consistent with the allocations within that RLMP.

TVA reservoir property that has been sold reverts to Zone 1 – Non-TVA Shoreland.

³ In accordance TVA policies and guidelines, allocation changes after approval of an RLMP are only allowable under limited circumstances described below:

- (1) To correct administrative errors that occurred during the planning process
- (2) To implement TVA's [Shoreline Management Policy](#), consistent with the TVA [Land Policy](#)
- (3) To allow water-access for industrial or commercial recreation operations on private backlying property, consistent with the TVA [Land Policy](#)

Power properties are no longer included in RLMPs. Any previously planned power properties have been removed from interactive RLMP maps.



Pickwick Reservoir Land Management Plan Allocation Change – XPR-14PT2 and XPR-14aPT2

Reservoir Land Planning Errors

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Pickwick Plan Tract No. XPR-14PT2 (Parcel 14) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at www.tva.com/landplanzones.

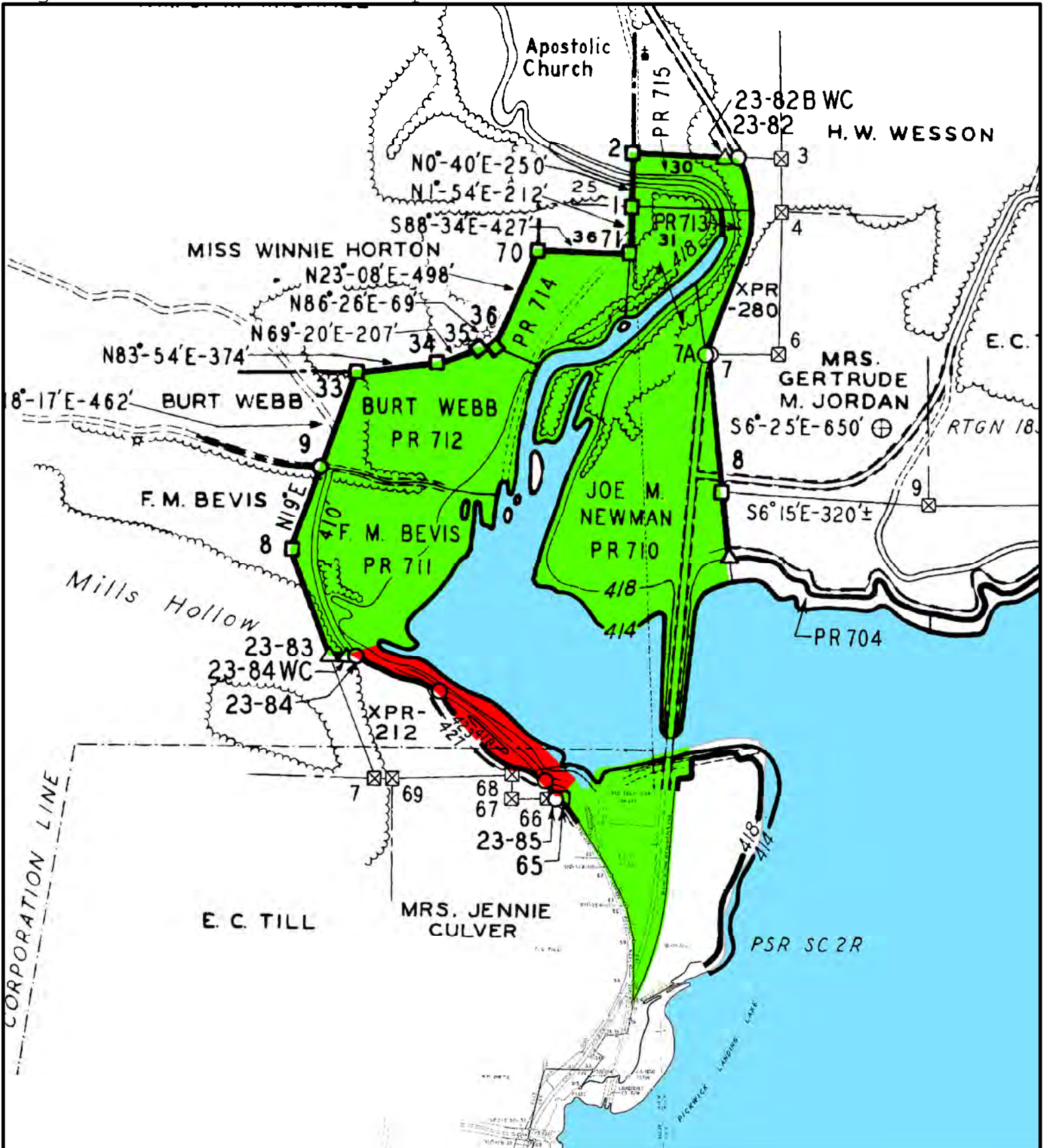
General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 14 (XPR-14PT2) and Parcel 14a (XPR-14aPT2)

XPR-14PT2 (70.18 acres) is located in Lauderdale County, Alabama, along the right descending bank of Bumpas Creek mile 0.3. In the 2002 Pickwick RLMP, XPR-14PT2 was allocated for Zone 4 (Natural Resource Conservation) which does not allow for private water use facilities. However, XPR-14PT2 fronts former TVA land, XPR-212 and XPR-356, which TVA sold subject to Section 31 of the TVA Act and granted "the right of ingress to and egress from waters of Pickwick Lake over and upon the adjoining land between the 423-foot contour elevation and the waters of the lake" and these rights were overlooked during the planning process. In order to resolve the potential conflict from the "Natural Resource Conservation" allocation, XPR-14PT2 has been modified to create new Parcel 14a (XPR-14aPT2) that fronts XPR-212 and XPR-356. XPR-14aPT2 has been allocated as Zone 7 (Shoreline Access), is approximately 3.20 acres and occupies approximately 1,263 feet of shoreline. Requests for private water use facilities will be considered on XPR-14aPT2. XPR-14PT2 consists of the remaining 66.98 acres and remains allocated as "Natural Resource Conservation."

Figure 1. XPR-14PT2 Exhibit Map



- XPR-14aPT2 - Area Reallocated to Zone 7 - (Approx. 3.2 acres)
- XPR-14PT2 - Area To Remain Zone 4 - (Approx. 67.0 acres)

Exhibit Map
 Pickwick Reservoir
 Land Use Allocation Change
 XPR-14aPT2 and
 XPR-14PT2

Map Reference:
 C/D Stage: 23 & 59
 Quad: 25NE



Property and Natural
 Resources





Pickwick Reservoir Land Management Plan Allocation Change – XPR-25PT2 and XPR-25aPT2

Reservoir Land Planning Errors

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land planning zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the existing backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Pickwick Plan Tract No. XPR-25PT2 and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocations are available at www.tva.com/landplanzones.

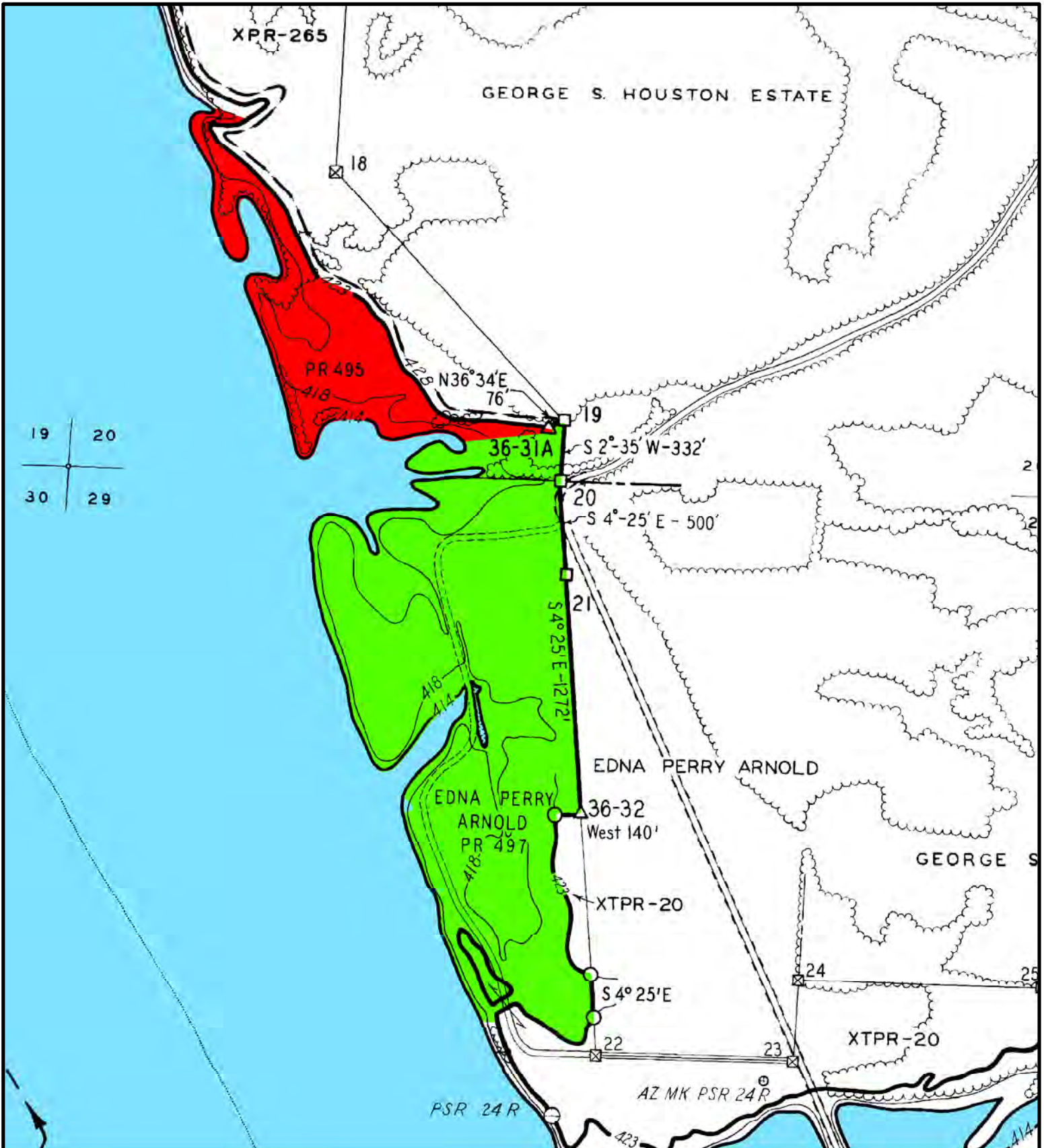
General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 25 (XPR-25PT2) and Parcel 25a (XPR-25aPT2)

XPR-25PT2 (87.35 acres) is located in Lauderdale County, Alabama, along the right descending bank of TRM 235. In the 2002 Pickwick RLMP, XPR-25PT2 was allocated for Zone 4 (Natural Resource Conservation). However, a portion of XPR-25PT2 fronts former TVA land, XPR-265, which TVA sold subject to Section 31 of the TVA Act and granted “the right of ingress to and egress from waters of Pickwick Lake over and upon the adjoining land between the 423-foot contour elevation and the waters of the lake.” These access rights were overlooked during the planning process and in order to correct the 2002 RLMP allocation, XPR-25PT2 is modified to consist of new Parcel 25a (XPR-25aPT2) allocated as Zone 7 (Shoreline Access). XPR-25aPT2 fronts XPR-265 and is 18.9 acres with approximately 4,327 feet of shoreline and requests for private water use facilities will be considered. XPR-25PT2 consists of the remaining 68.45 acres and remains designated as “Natural Resource Conservation.”

Figure 1. XPR-25PT2 Exhibit Map



- XPR-25aPT2 - Area Reallocated to Zone 7 - (Approx. 18.9 acres)
- XPR-25PT2 - Area To Remain Zone 4 - (Approx. 68.5 acres)

Exhibit Map
 Pickwick Reservoir
 Land Use Allocation Change
 XPR-25aPT2 and
 XPR-25PT2

Map Reference:
 C/D Stage: 36
 Quad: 35SW



Property and Natural Resources





Pickwick Reservoir Land Management Plan Allocation Change – XPR-71PT2 and XPR-71aPT2

Reservoir Land Planning Errors

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Pickwick Parcel 71 (XPR-71PT2) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocations are located on TVA's Web site www.tva.gov/landplanzones.

General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 71 (XPR-71PT2) and Parcel 71a (XPR-71aPT2)

XPR-71PT2 (10.8 acres) is located in Colbert County, Alabama, along the right descending bank of Bear Creek Mile 2.0. In the 2002 Pickwick RLMP, XPR-71PT2 was allocated for Zone 4 (Natural Resource Conservation). However, a portion of XPR-71PT2 fronts two parcels of land, XPR-304 and XPR-305, which TVA sold subject to Section 31 of the TVA Act and granted "the right of ingress to and egress from waters of Pickwick Lake over and upon the adjoining land between the 423-foot contour elevation and the waters of the lake." In order to resolve the potential conflict from the 2002 RLMP allocation, approximately 5.8 acres of XPR-71PT2 with 2,887 feet of shoreline is now designated as Parcel 71 (XPR-71aPT) and is allocated for Zone 7 (Shoreline Access) and requests for private water use facilities will be considered. The remainder of XPR-71PT2 is now 5.0 acres and remains allocated for "Natural Resource Conservation."

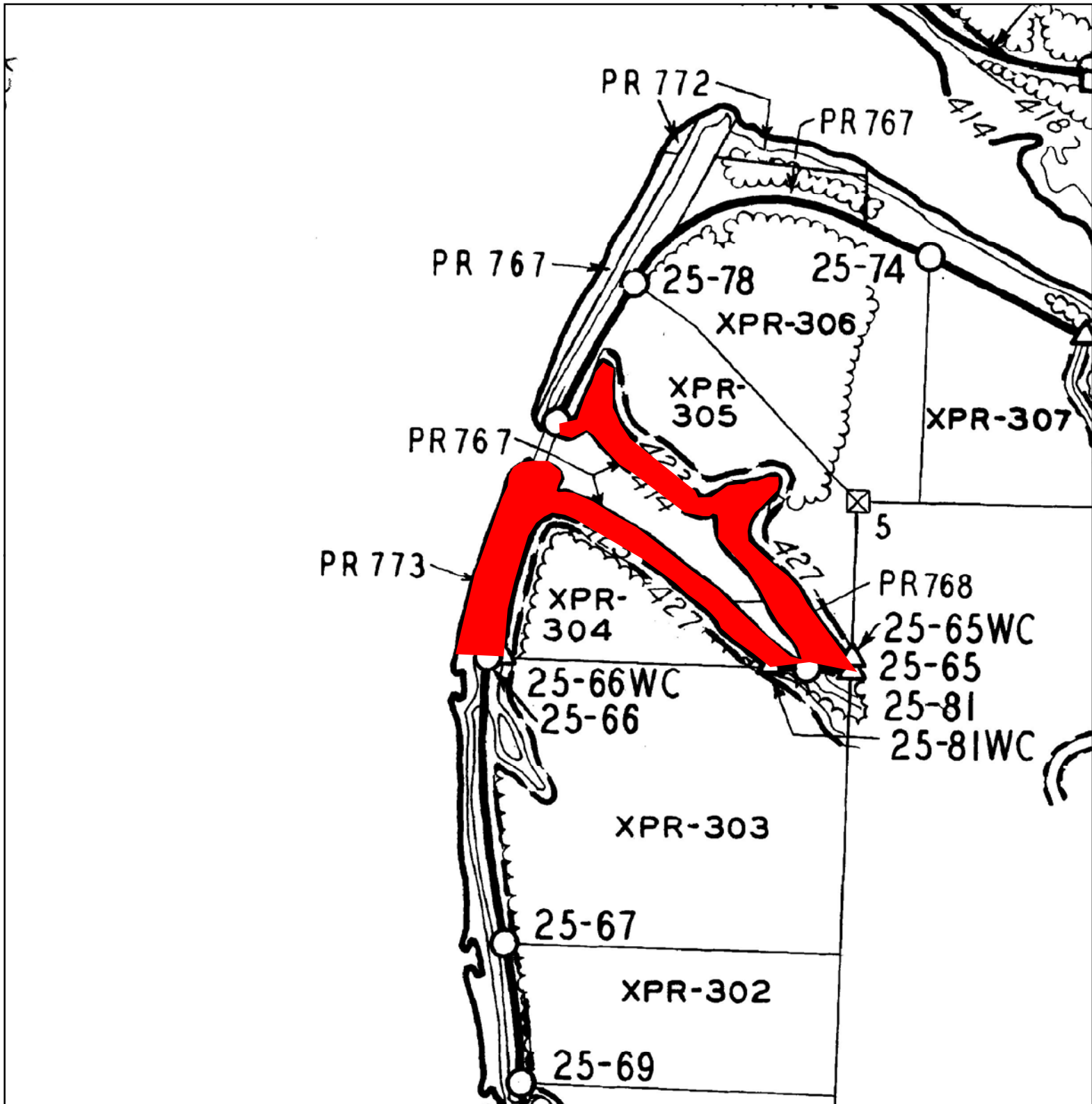



Exhibit Map

Pickwick Reservoir
 Land Management Plan
 Allocation Change
 XPR-71aPT2 and
 XPR-71PT2
 Bear Creek Mile 2R

Legend

 XPR-71aPT2 - Portion
 Reallocated as Zone 7
 (Approx. 5.8 acres)

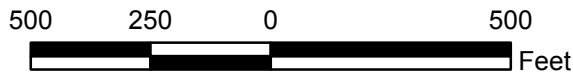


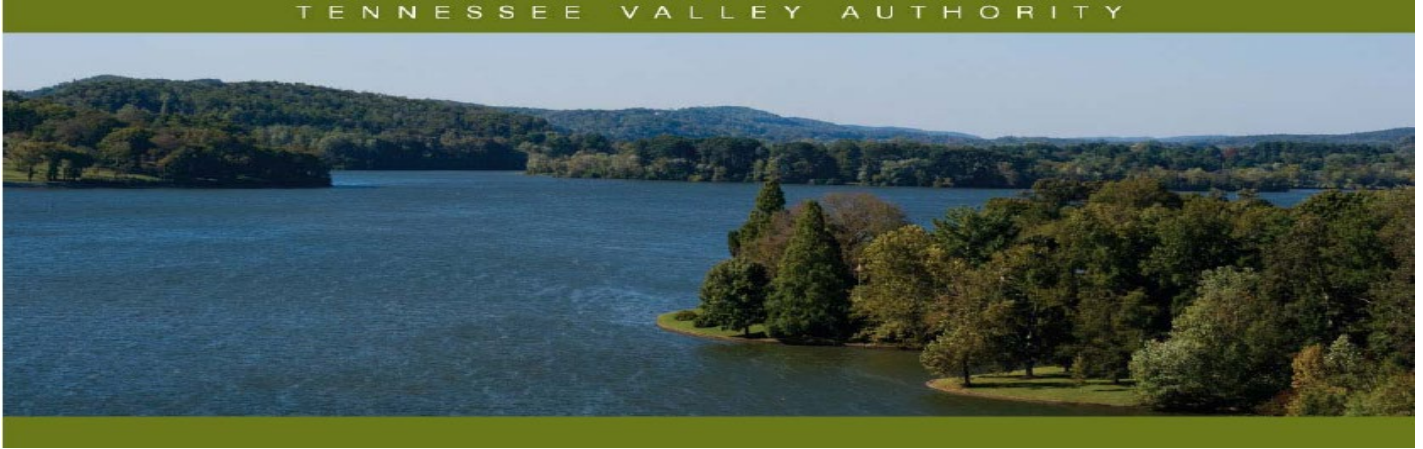
Map Reference:
 D-Stage 25
 Quad - 25NE



Land and Water
 Stewardship

December 17, 2009





Pickwick Reservoir Land Management Plan Allocation Change – XPR-75PT2 and XPR-75aPT2

Reservoir Land Planning Allocation Changes

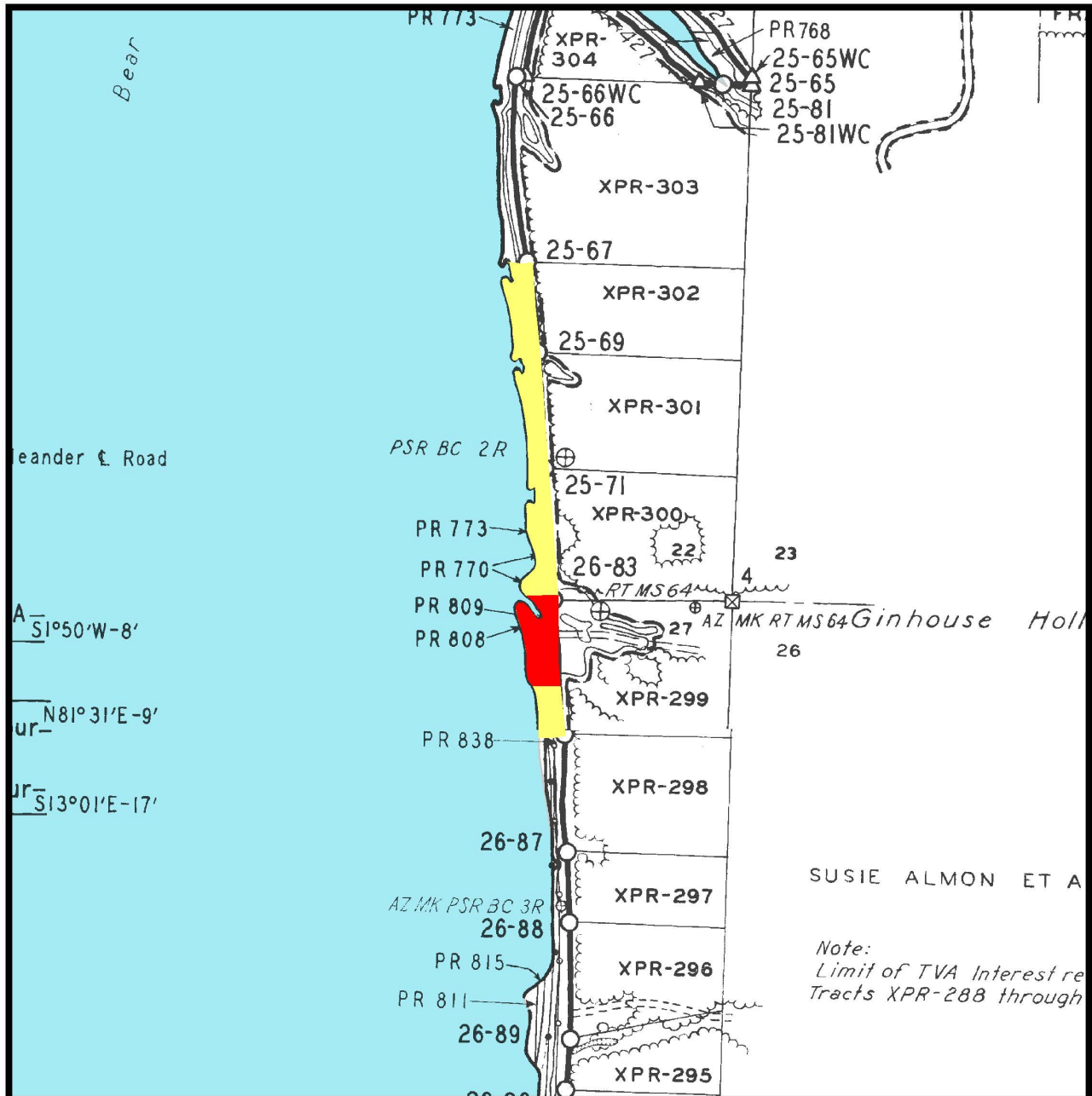
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. TVA proposes to modify the land use zone allocation of a 1.4-acre portion of Pickwick Plan Tract XPR-75PT2 to allow consideration for a commercial recreation water use facility. Pursuant to TVA's Land Policy, TVA shall consider changing a land use designation outside of the normal planning process only for water access purposes for industrial or commercial recreation operations on privately owned backlying land. This document addresses the reallocation of a portion of XPR-75PT2 (Parcel 75) from Zone 7 (Shoreline Access) to Zone 6 (Developed Recreation) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at www.tva.com/landplanzones.

General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 75 (XPR-75PT2) and Parcel 75a (XPR-75aPT2)

XPR-75PT2 (4.7 acres) is located in Colbert County along the right bank of Bear Creek mile 3.0 and has gently sloping terrain with scattered trees and shrubs along the shoreline. In the 2002 Pickwick RLMP, XPR-75PT2 was allocated for "Shoreline Access." However, the private backlying property owner has requested Section 26a approval for a commercial recreation water-use facility on the TVA land fronting a portion of this property. The "Shoreline Access" land use allocation is considered incompatible with the requested development of the property as proposed by the commercial campground owner. To allow consideration of this Section 26a permit request, TVA is proposing to change the land use allocation for the 1.4-acre portion of XPR-75PT2 to "Developed Recreation." The proposed allocation change would result in new 1.4-acre Parcel 75a (XPR-75aPT2) with approximately 660 linear feet of shoreline allocated for "Developed Recreation." The remaining 3.3 acres of Parcel 75 (XPR-75PT) would remain allocated as "Shoreline Access." Requests for private water use facilities would not be considered for new Parcel 75a and would continue to be considered for Parcel 75.



- XPR-75PT2 - Area to Remain as Zone 7 (Approx 3.3 acres)
- XPR-75aPT2 - Area to be Reallocated as Zone 6 (Approx 1.4 acres)

Exhibit Map

Land Use Allocation Change XPR-75PT2 and XPR-75aPT2 Colbert County, Alabama Bear Creek Mile 3.0R

Map Reference:
C/D Stage: 25
Quad: 25SE

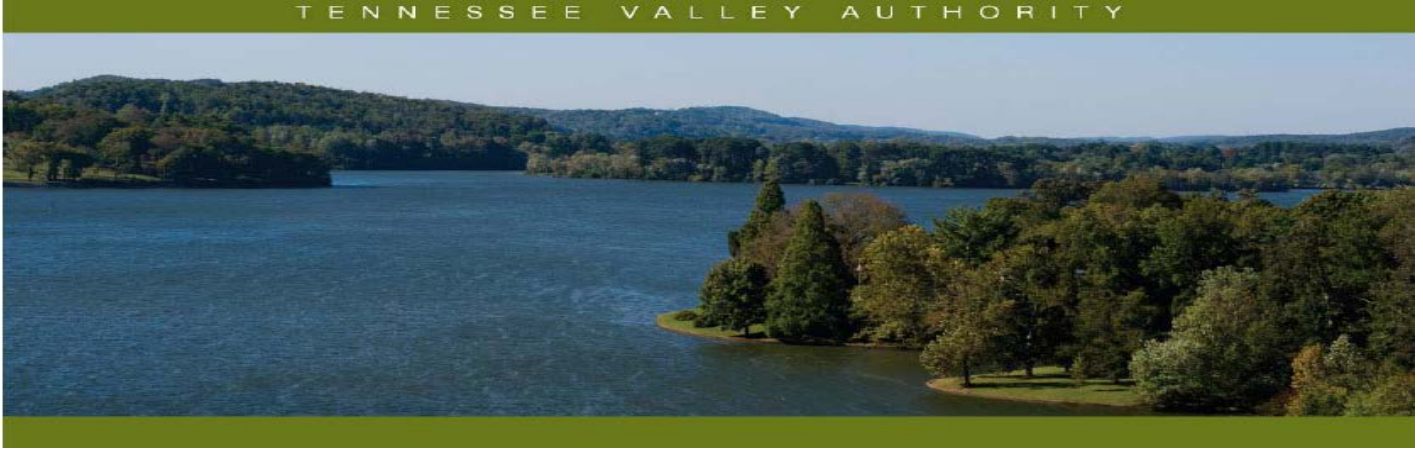


Natural Resources

Pickwick Reservoir



November 15, 2018



Pickwick Reservoir Land Management Plan Allocation Change – XPR-100PT2

Reservoir Land Planning Errors

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must be consistent with the land use allocations within that RLMP. In 2002, the TVA Board of Directors approved the Pickwick RLMP, which assigned land use categories that identified the most suitable uses for approximately 19,238 acres of TVA public land. A 0.2-acre portion of Parcel 100 (XPR-100PT2), with 172.5 feet of shoreline, should have been designated as Zone 1 (Non-TVA Shoreland) rather than Zone 6 (Developed Recreation) in the 2002 Pickwick RLMP. This document addresses the reallocation of this 0.2-acre area and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

General Information about Pickwick Reservoir

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Pickwick Parcel 100 (XPR-100PT2)

Parcel 100 (XPR-100PT2) (32.9 acres) is located in Colbert County, Alabama along the left descending bank of Bear Creek mile 24.3 on Pickwick Reservoir. A narrow shoreline strip of approximately 172.5 feet (0.2 acre) within Parcel 100 should have been allocated as "Non-TVA Shoreland" instead of "Developed Recreation" when the Pickwick RLMP was developed. TVA acquired flowage easement on private property at this 0.2-acre area and it was mistakenly mapped as TVA property and included as part of Parcel 100. To correct the error, the 0.2-acre area would change to "Non-TVA Shoreland" and be removed from Parcel 100 and the remaining 32.7 acres of Parcel 100 would remain allocated as "Developed Recreation". Requests for use of TVA lands and associated water-based structures to support developed recreation purposes would be considered on Parcel 100.

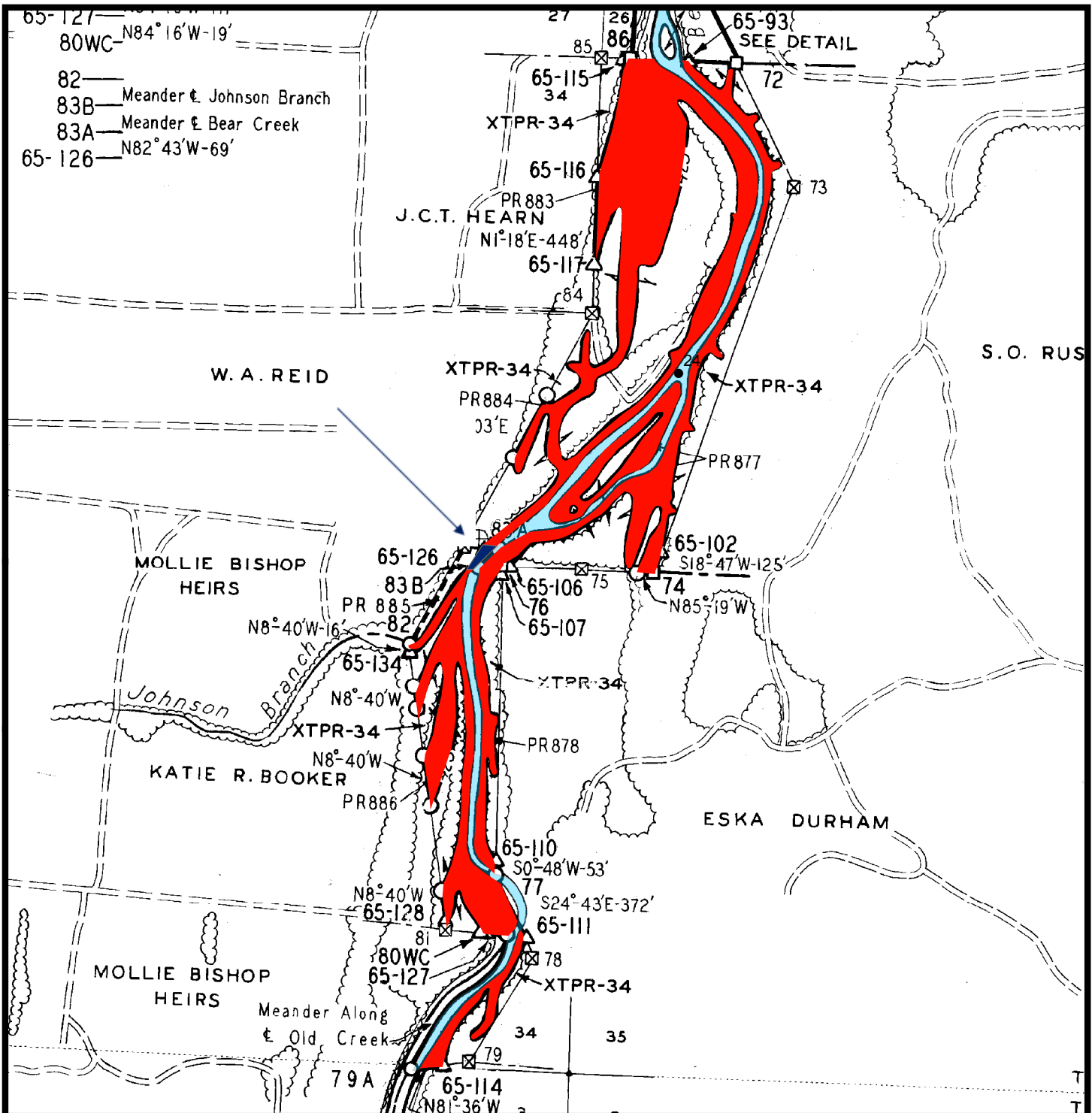



Exhibit Map


Land Use Allocation Changes Colbert County, Alabama XPR-100PT2 Bear Creek Mile 24.3L

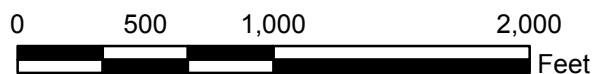
Map Reference:
D-Stage: 65
Quad: 26NE



Natural Resources

 Area to Reallocate
To Zone 1
(Approx. 0.2 acre)

 XPR-100PT2- Area to
Remain Allocated as Zone 6
(Approx. 32.7 acres)



Pickwick Reservoir

June 9, 2023



Pickwick Reservoir Land Management Plan Allocation Change – XPR-104PT2 and XPR-104aPT2

Reservoir Land Planning Errors

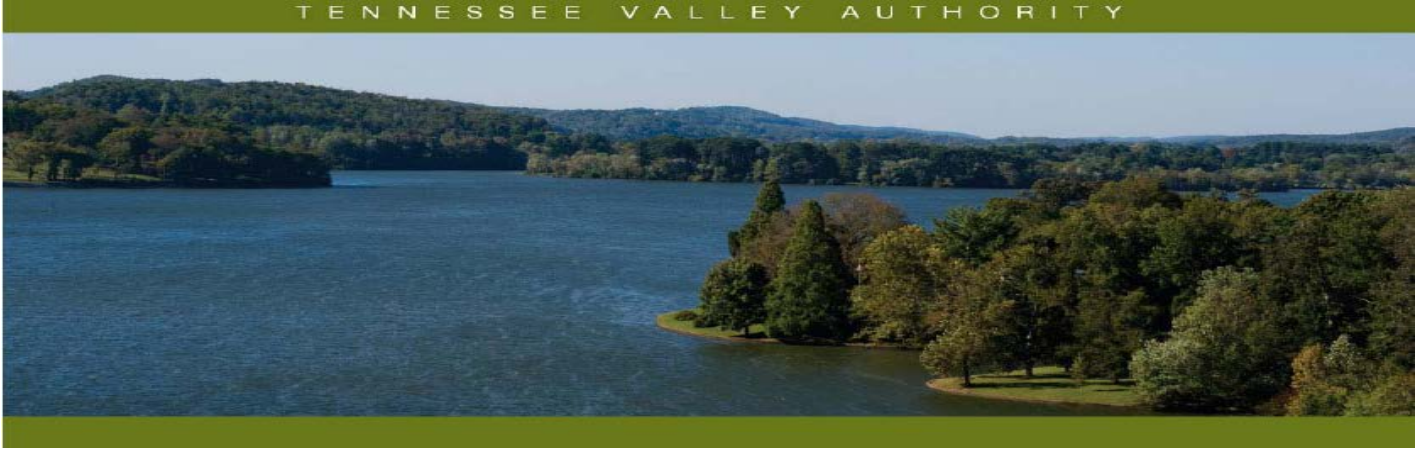
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), all future uses of TVA managed lands on that reservoir must then be consistent with the allocations within that RLMP. Recent research of deeds shows that on certain TVA reservoir land tracts and the current land management zone allocations have the potential to conflict with egress and ingress rights of the adjacent property owners if the current backlying land use were to change. The resolution of these potential conflicts has resulted in the reallocation of the TVA-managed land to align with the egress and ingress rights of the adjacent property owners. This document addresses the reallocation of a portion of Pickwick Parcel 104 (XPR-104PT2) and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocations are located on TVA's Web site www.tva.com/landplanzones.

General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of three states—Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 104 (XPR-104PT2) and Parcel 104a (XPR-104aPT2)

XPR-104PT2 (248.66 acres) is located in Colbert County, Alabama, along the left descending bank of Bear Creek Mile 15.3. In the 2002 RLMP, XPR-104PT2 was allocated for Zone 4 (Natural Resource Conservation). However, a portion of XPR-104PT2 fronts former TVA property (XPR-240) which TVA sold subject to Section 31 of the TVA Act. Upon the sale of this land, TVA granted the right to construct water use facilities in accordance with plans approved by TVA. In order to resolve the potential conflict from the 2002 RLMP allocation, approximately 12.90 acres of XPR-104PT2 with 5,145 feet of shoreline (XPR-104aPT2) is now allocated as Zone 7 (Shoreline Access) and requests for private water use facilities will be considered. The remainder of the original XPR-104PT2 (235.76 acres) remains designated as "Natural Resource Conservation."



Pickwick Reservoir Land Management Plan Allocation Change – XPR-130PT2 and XPR-130aPT

Reservoir Land Planning Errors

After approval of a reservoir land management plan by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that land plan. Recent research shows that a portion of Pickwick Parcel 130 (Plan Tract No. XPR-130PT2) was mistakenly designated as Zone 4 (Natural Resource Conservation) and should have been allocated as Zone 5 (Industrial) to reflect an existing agreement for a barge terminal and fleeting area. The resolution of the administrative error has resulted in the reallocation of a 4.00-acre portion of Parcel 130 to align with the footprint of the existing agreement and fleeting area on Parcel 130. This document addresses the reallocation of the 4.00-acre portion of Parcel 130 (new Parcel 130a) from “Natural Resource Conservation” to “Industrial” and is considered a supplement to the 2002 Pickwick Reservoir Land Management Plan. Definitions of TVA’s land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

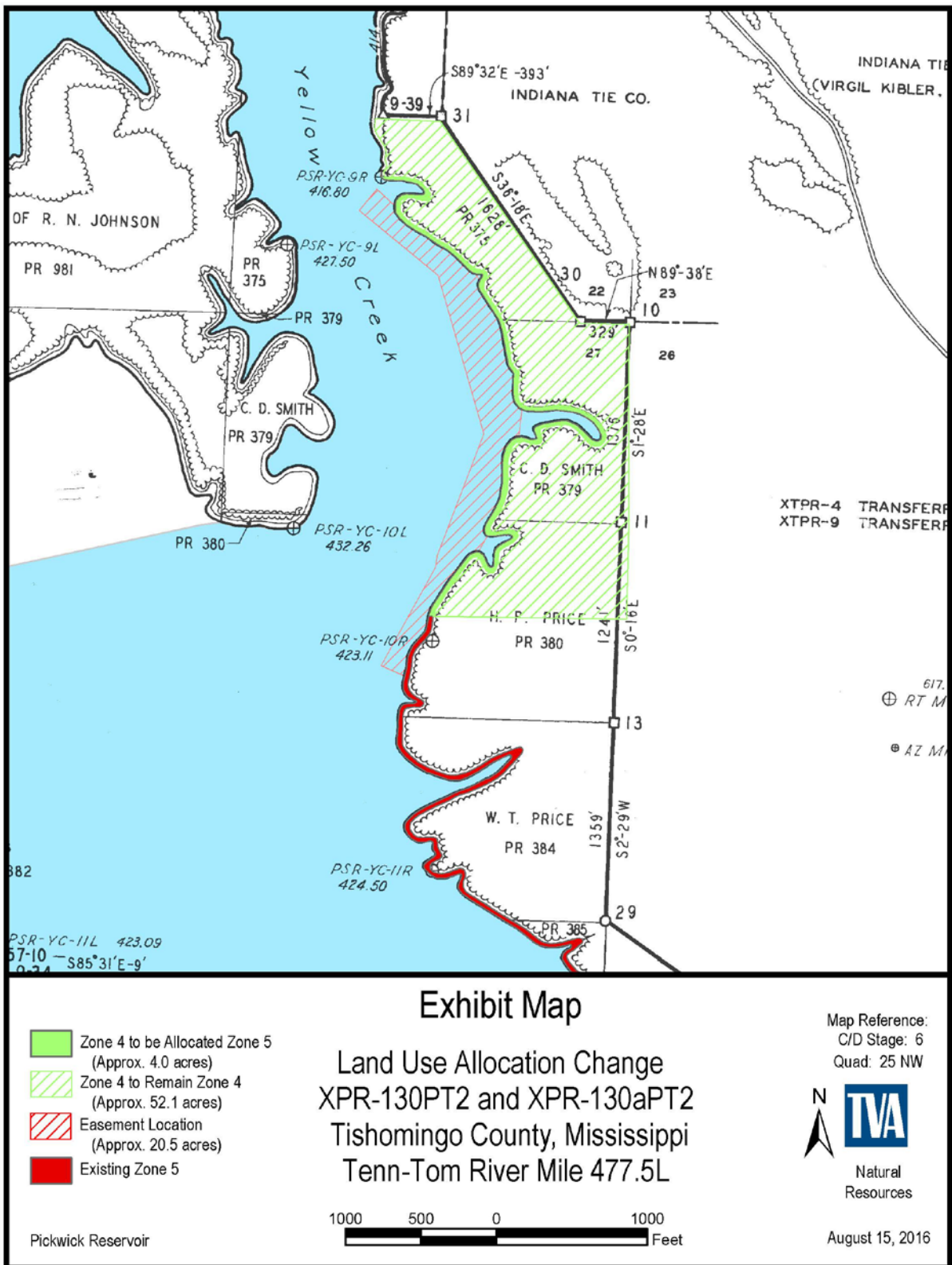
General Information about Pickwick Reservoir

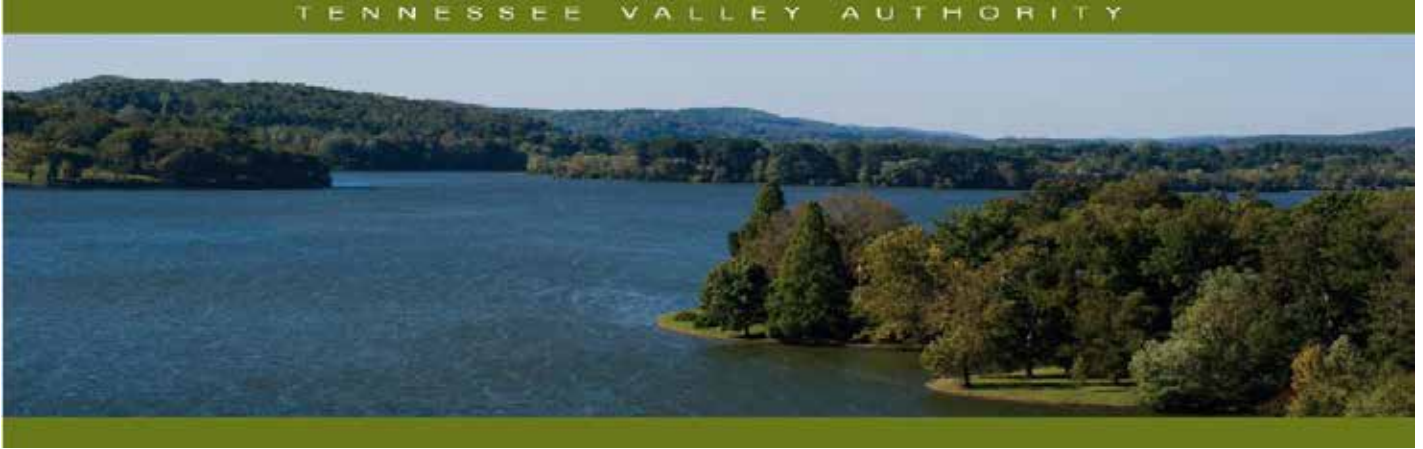
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Pickwick Parcel 130 (XPR-130PT2) and Parcel 130a (XPR-130aPT2)

XPR-130PT2 (56.11 acres) is located in Tishomingo County, Mississippi along the left bank at Tennessee-Tombigbee Waterway mile 447.5 and has gently sloping terrain with scattered trees and shrubs along the shoreline. Parcel 130 is adjacent to an existing fleeting area and the 4.00-acre portion of Parcel 130 that is within an existing barge terminal agreement footprint (XPR-130aPT2) has been allocated for “Industrial” to correct the administrative error. Parcel 130 (XPR-130PT2) has been reduced by 4.00 acres and the remaining 52.11 acres continues to be allocated as “Natural Resource Conservation” (Figure 1). The correction of the parcel allocation would reflect legal instruments in existence but overlooked when the parcels were planned.

Figure 1. Exhibit Map for Allocation Change to Correct Administrative Error on Pickwick Reservoir





Pickwick Reservoir Land Management Plan Allocation Change – XPR-140PT2

Reservoir Lands Planning Allocation Change

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must then be consistent with the land use allocations within that RLMP. Former TVA reservoir property reverts to Zone 1 (Non-TVA Shoreland). This document addresses the reallocation of a portion of Parcel 140 no longer in TVA's ownership and is considered a supplement to the Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at www.tva.com/landplanzones.

General Information about Pickwick Reservoir

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Pickwick Parcel 140 (XPR-140PT2)

XPR-140PT2 (307.07 acres) is located in Tishomingo County, Mississippi, along the right bank of the Tennessee-Tombigbee at mile 448.0. In the 2002 Pickwick RLMP, XPR-140PT2 was allocated as Zone 5 (Industrial/Commercial Development). However, since 2017, TVA disposed of approximately 257.13 acres of land through sales or transfers. The disposed lands continue to be utilized for industrial uses. TVA reallocated the land sold or transferred to Zone 1 (Non-TVA Shoreland) to reflect the change in ownership. The remaining 49.94 acres of Parcel 140 remains allocated as Zone 5 (Industrial/Commercial Development).

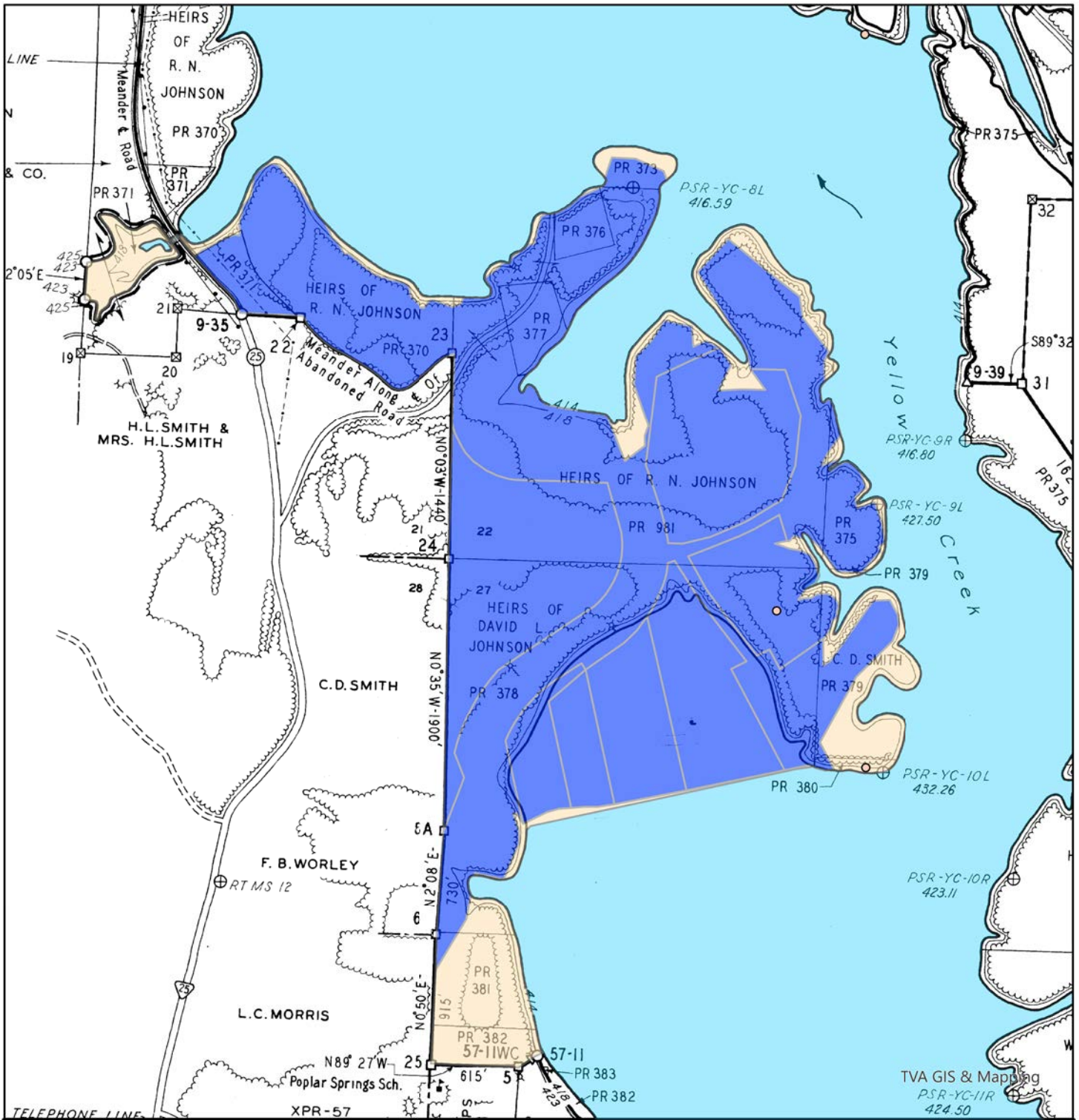



Exhibit Map


Proposed Allocation Change Tishomingo County, Mississippi XPR-140PT2

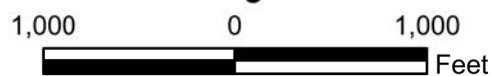
Tennessee-Tombigbee Mile 448.0R

Map Reference:
C/D Stage: 9
Quad: 25NW



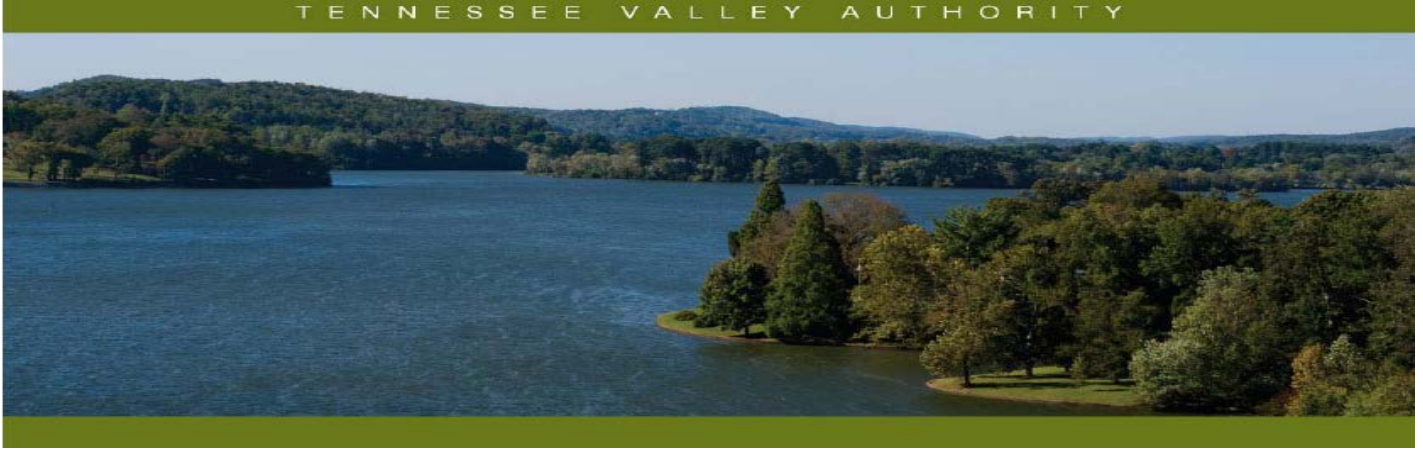
 Area to be Reallocated
to Zone 1
(Approx. 257.13 acres)

 XPR-140PT2-Area to Remain
Zone 5 (Aprox. 49.94 acres)



Pickwick Reservoir

January 5, 2024



Pickwick Reservoir Land Management Plan Allocation Change – XPR-160PT2 and XPR-160aPT2

Reservoir Land Planning Errors

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must be consistent with the land use allocations within that RLMP. In 2002, the TVA Board of Directors approved the Pickwick RLMP, which assigned land use categories that identified the most suitable uses for approximately 19,238 acres of TVA public land. A 1.0-acre portion of XPR-160PT2, with 860 feet of shoreline, and a 4.1-acre portion of “Unplanned” backlying TVA property should have been designated as Zone 2 (Project Operations) in the 2002 Pickwick RLMP. This document addresses the reallocation of this 5.1-acre area and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA’s land planning allocation zones are available at www.tva.com/landplanzones.

General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 160 (XPR-160PT2) and Parcel 160a (XPR-160aPT)

XPR-160PT2 (84.9 acres) is located in Colbert County, Alabama along the right descending bank of Spring Creek mile 0.4 on Pickwick Reservoir. When the Pickwick RLMP was developed, TVA overlooked a license agreement with the City of Sheffield for use by Colbert County, Alabama for maintenance facilities. An approximately 1.0-acre portion of XPR-160PT2, with 860 feet of shoreline, should have been designated as “Project Operations” instead of Residential Access (Zone 7) to reflect the license agreement. Further, an additional 4.1 acres of backlying TVA property adjoining the 1.0-acre area was inadvertently omitted during the development of the RLMP and should also have been designated as “Project Operations.” Correction of the land use allocation to “Project Operations” would reflect legal instruments in existence but overlooked when Pickwick Reservoir was planned. The 5.1-acre area will be renamed XPR-160aPT2 (Parcel 160a). Requests for private water use facilities would not be considered on XPR-160aPT2. XPR-160PT2 consists of the remainder of the original reservoir land tract (approximately 83.9 acres) and would remain allocated as “Residential Access.”

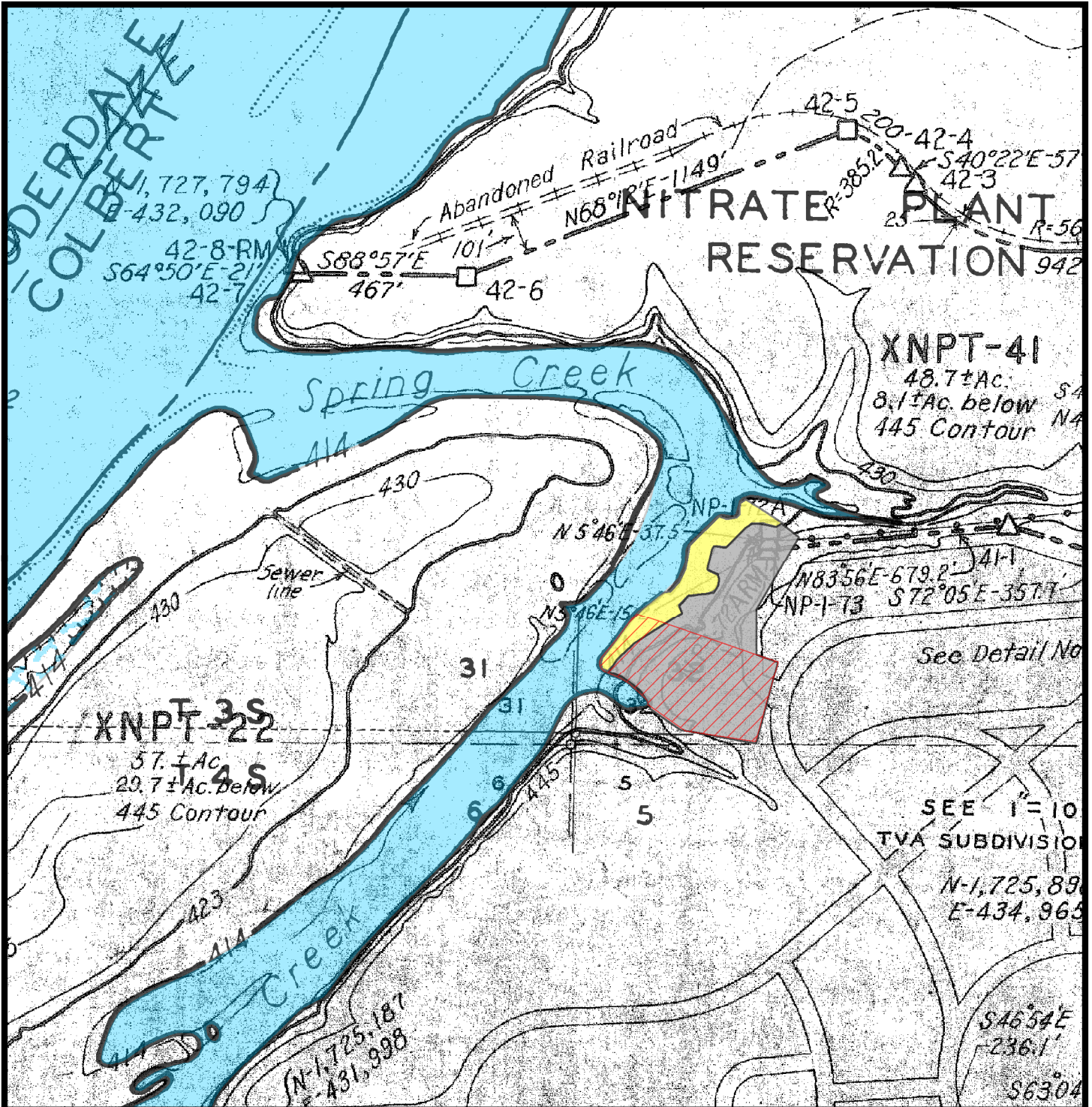





Exhibit Map

Land Use Allocation Correction
XPR-160PT2 and XPR-160aPT2

Colbert County, Alabama
Spring Creek Mile 0.4R

Map Reference:
C/D Stage: 52-D
Quad: 45NE

-  Easement Location
(Approx. 1.9 acres)
-  Zone 7 to be Allocated Zone 2
(Approx. 1.0 acre)
-  Unplanned to be Allocated Zone 2
(Approx. 4.1 acres)

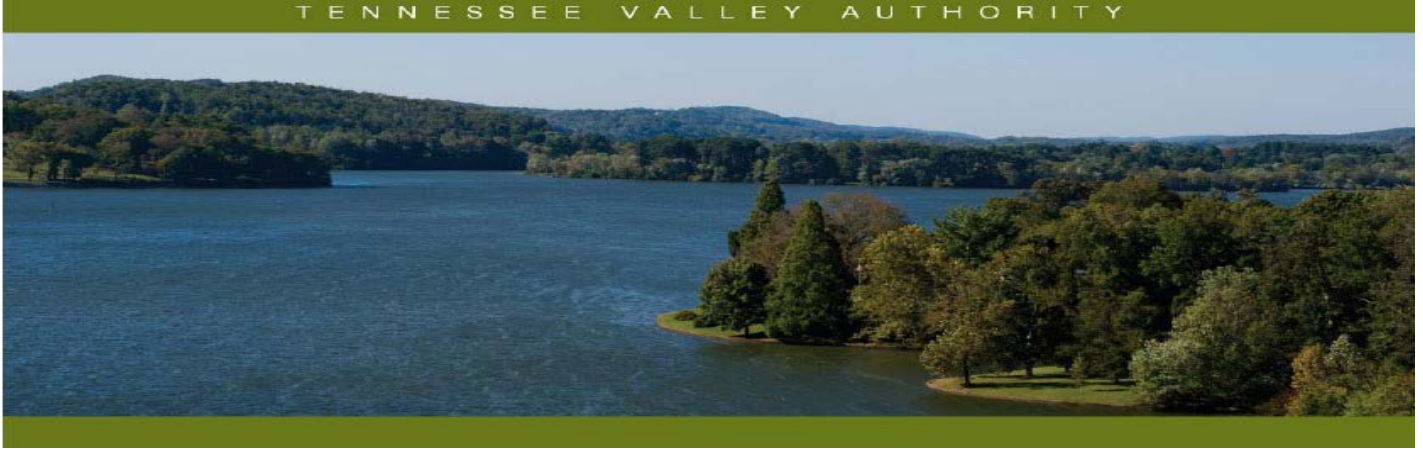


Natural
Resources



Pickwick Reservoir

October 23, 2015



Pickwick Reservoir Land Management Plan Allocation Change – XPR-160PT2 (XPR-160bPT2)

Reservoir Land Planning Errors

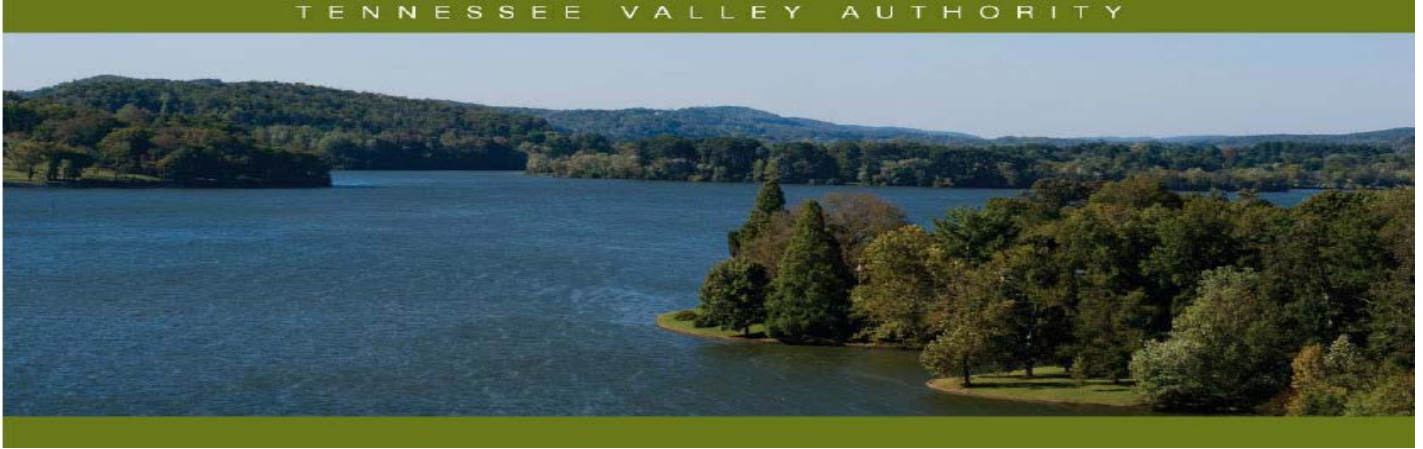
After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must be consistent with the land use allocations within that RLMP. In 2002, the TVA Board of Directors approved the Pickwick RLMP, which assigned land use categories that identified the most suitable uses for approximately 19,238 acres of TVA public land. A 3.71-acre portion of XPR-160PT2 allocated as Zone 7 (Residential Access) and Zone 1 (Non-TVA Shoreland) should have been designated as Zone 6 (Developed Recreation) in the 2002 Pickwick RLMP. This document addresses the reallocation of this 3.71-acre area and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

General Information about Pickwick Reservoir

Pickwick Reservoir is an impoundment of the Tennessee River formed by Pickwick Landing Dam, which is located at Tennessee River mile (TRM) 206.7 in Hardin County, Tennessee. Pickwick Reservoir is located in parts of Alabama, Mississippi, and Tennessee. TVA originally acquired 63,625 acres of land for construction of the reservoir, which was completed in February 1938. TVA has retained 19,238 acres of land lying above full pool elevation. At full pool, the reservoir is 52.7 miles long; shoreline length is 490.6 miles; and surface area is 43,100 acres.

Pickwick Parcel 160 (XPR-160PT2) and Parcel 160b (XPR-160bPT2)

Parcel 160 (XPR-160PT2) (83.9 acres) is located in Colbert County, Alabama along the right descending bank of Spring Creek mile 0.4 at TRM 252.1L on Pickwick Reservoir. When the Pickwick RLMP was developed, TVA overlooked a Section 26a permit issued to the City of Sheffield for a public boat-launching ramp and adjacent lands owned by the City of Sheffield. An approximately 3.48-acre portion of Parcel 160 and a 0.23-acre portion of private property, should have been designated as "Developed Recreation" instead of "Residential Access" and "Non-TVA Shoreland" to reflect the Section 26a permit and backlying public recreation land use and ownership and TVA ownership of the parcel. Correction of the land use allocation to "Developed Recreation" would reflect legal instruments in existence but overlooked when Pickwick Reservoir was planned. The resulting new 3.71-acre parcel has been renamed Parcel 160b (XPR-160bPT2) and requests for use of TVA lands and associated water-based structures to support developed recreation purposes would be considered on Parcel 160b. Parcel 160 would remain allocated as "Residential Access" and the adjusted Parcel 160 acreage would be 80.42 acres. Water use facilities have been permitted along the shoreline, and future requests for private water use facilities would be considered on Parcel 160.



Pickwick Reservoir Land Management Plan Correction – XPR-160cPT2 and XPR-160dPT2

Reservoir Land Planning Errors

After approval of a reservoir land management plan (RLMP) by the Tennessee Valley Authority (TVA), future uses of TVA-managed lands on that reservoir must be consistent with the land use allocations within that RLMP. In 2002, the TVA Board of Directors approved the Pickwick RLMP, which assigned land use categories that identified the most suitable uses for approximately 19,238 acres of TVA public land. In the Pickwick RLMP maps, two areas near Parcel 160 were mistakenly allocated as Zone 1 (Non-TVA Shoreland) or depicted private property. Two new parcels, Parcel 160c (XPR-160cPT2) to be allocated as Zone 5 (Industrial) and Parcel 160d (XPR-160dPT2) to be allocated as Zone 7 (Residential Access), have been created to resolve the mapping error. This document addresses the allocation of Parcel 160c and Parcel 160d and is considered a supplement to the 2002 Pickwick RLMP. Definitions of TVA's land planning allocation zones are available at <https://www.tva.gov/landplanzones>.

General Information about Pickwick Reservoir

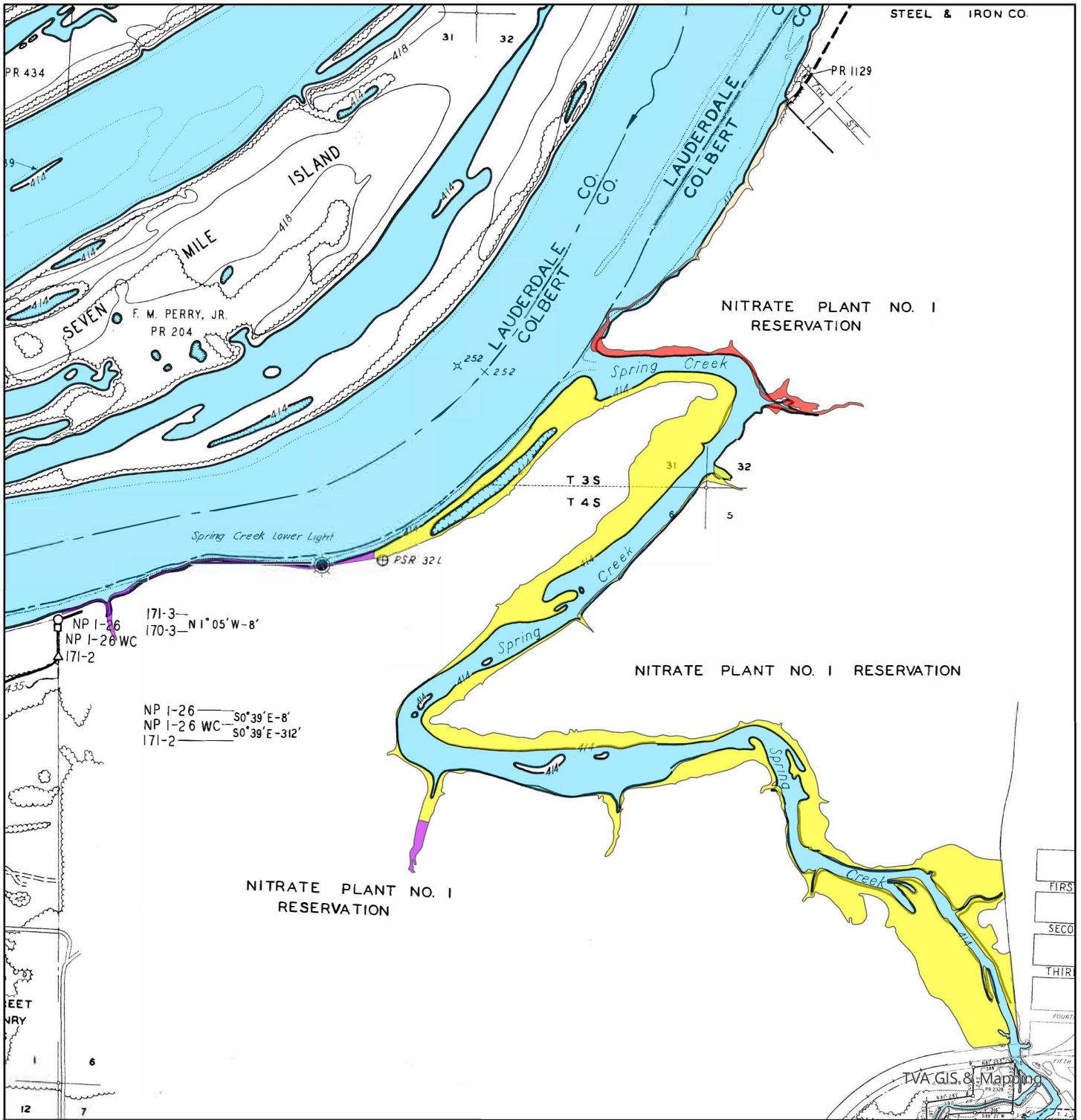
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Pickwick Parcel 160c (XPR-160cPT2)

Parcel 160c (XPR-160cPT2) is located in Colbert County, Alabama along the left bank of TRM 252.1 to 252.6. Parcel 160c is a 1.52-acre narrow strip of TVA property that was depicted as private property and should have been depicted as TVA property and designated as "Industrial/Commercial" to reflect the backlying industrial land use and legal instruments in existence when the Pickwick RLMP was developed. Requests for use of TVA lands and associated water-based structures to support industrial purposes would be considered on Parcel 160c.

Pickwick Parcel 160d (XPR-160dPT2)

Parcel 160d (2.24 acres) is located in Colbert County, Alabama along the left bank of TRM 251.3 to 252.0 and was depicted as private property. This area should have been depicted as TVA property and designated as "Residential Access" to reflect shoreline access rights on adjacent private property. Requests for private water use facilities would be considered on Parcel 160d.



- XPR-160bPT2 - Reallocate To Zone 6 (Approx. 3.71 acres)
- XPR-160cPT2 - Allocate To Zone 5 (Approx. 1.52 acres)
- XPR-160dPT2 - Allocate To Zone 7 (Approx. 2.24 acres)
- XPR-160PT2 - Area To Remain Allocated as Zone 7 (Approx. 80.42 acres)

Pickwick Reservoir

Exhibit Map

Proposed Allocation Change Colbert County, Alabama XPR-160PT2 Tennessee River Miles 251.3-252.6L



Map Reference:
C/D Stage: 49, 50, 52
Quad: 45NW, 46SW



June 9, 2023